



THE CORPORATION OF THE TOWN OF ORANGEVILLE

87 Broadway,
Orangeville, On. L9W 1K1
Phone: (519) 941-0440

NOTICE OF THE ADOPTION OF OFFICIAL PLAN AMENDMENT

TAKE NOTICE THAT the Council of The Corporation of the Town of Orangeville passed By-law No. 130-2001 adopting Official Plan Amendment No. 77 on the 10th day of December, 2001, under the provisions of the Planning Act, R.S.O. 1990, c.P.13.

AND TAKE NOTICE THAT a notice of appeal to the Ontario Municipal Board in respect to the by-law may be submitted to the Clerk of The Corporation of the Town of Orangeville no later than the **7th day of January, 2002**. The notice of appeal must set out the specific part of the proposed official plan amendment to which the appeal applies and the reasons for the appeal. Only individuals, corporations and public bodies may appeal a decision of the municipality to the Ontario Municipal Board. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf. The Ontario Municipal Board requires that a notice of appeal be accompanied by a cheque in the amount of \$125 payable to the Minister of Finance.

AND TAKE NOTICE THAT the proposed official plan amendment is exempt from approval by The Ministry of Municipal Affairs and Housing, and the decision of Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

DATED AT THE TOWN OF ORANGEVILLE THIS 17TH DAY OF DECEMBER, 2001.

CHERYL JOHNS, A.M.C.T.
Town Clerk

THE PURPOSE AND EFFECT:

Official Plan Amendment No. 77 (OPA 77) affects lands located between Third Street and Highway No. 10 and generally between Fourth and Fifth Avenues, municipally known as 55 Fourth Avenue. The property is currently developed with an industrial building and associated parking lot and comprises an area of 7.53 hectares (18.6 acres). The location of the lands affected by OPA 77 are shown on the accompanying Key Map.

The purpose of OPA 77 is to: redesignate the lands from "Industrial" to "General Commercial", add Special Policy E8.48 to the Official Plan to permit the use of the Holding Symbol, to be implemented through the site specific zoning by-law; and, to apply the restrictions of Special Policy E8.31 to a portion of these lands.

Additional information and a copy of the by-law may be obtained by contacting the Planning Department at (519) 941-0440, ext. 246.

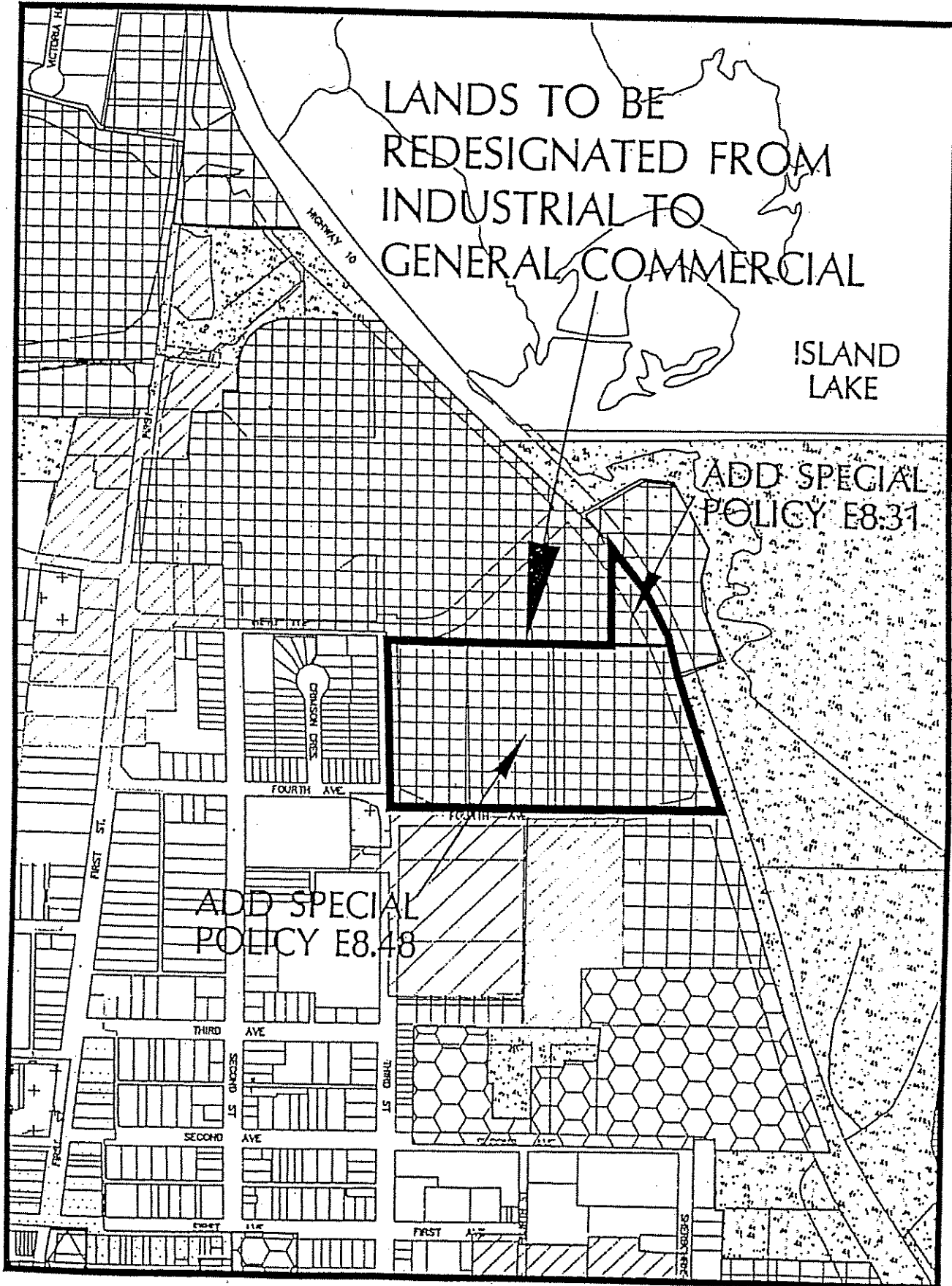
Key Map on reverse:

LANDS TO BE
REDESIGNATED FROM
INDUSTRIAL TO
GENERAL COMMERCIAL

ISLAND
LAKE

ADD SPECIAL
POLICY E8.31

ADD SPECIAL
POLICY E8.48





THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 130 -2001

BEING A BY-LAW TO ADOPT OPA 77 TO THE OFFICIAL PLAN (Fairgrounds Shopping Centre Limited and 1268919 Ontario Limited; 55 Fourth Avenue; OPZ 10/00)

The Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 77 to the Official Plan for the Town of Orangeville, consisting of the attached explanatory text is hereby adopted.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 10th DAY OF DECEMBER, 2001.

DREW BROWN, MAYOR


CHERYL JOHNS, CLERK

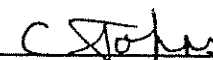
Certified a true copy of By-law/
Resolution Number 130-2001
passed by the Municipal Council of
the Town of Orangeville on the
10TH day of DECEMBER, 2001

Town Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 77

The attached explanatory text, constituting Amendment No. 77 to the Official Plan for the Town of Orangeville, was adopted by the Council of the Corporation of the Town of Orangeville, under the provisions of Section 21 of the Planning Act, R.S.O. 1990, c.P.13, on December 10, 2001.


Drew Brown, Mayor


Cheryl Johns, Clerk

THE OFFICIAL PLAN
FOR THE
TOWN OF ORANGEVILLE
AMENDMENT NO. 77

PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to redesignate a parcel of land located northeast of Third Street and Fourth Avenue to "General Commercial" from "Industrial".

2. Location

This amendment applies to the lands described as:

Firstly: Lots 1 to 4 inclusive, and Part Lots 5 and 10 to 14 inclusive, Block 16, Part Lots 22 to 25 inclusive, Block 12, Part of the 3.658 metre lane (closed by Judge's Order registered as Instrument No. MF34154), Part of Fourth Avenue (closed by By-law No. 1893 registered as Instrument No. OR14403) designated as Part 1 on Reference Plan 7R-4440.

Part of Lots 6 to 9 inclusive, Block 17, Part of Lots 26 to 28 inclusive, Block 13, Part of Fourth Avenue (closed by By-law No. 1893 registered as Instrument No. OR14403) and Part of Fifth Street (closed by Judge's Order 8809), designated as Part 5 on Reference Plan 7R-4440.

Part of Lots 10 to 14 inclusive, Block 16, designated as Part 7 on Reference Plan 7R-4440.

Part of Lots 14 to 18 inclusive, Block 16, Part of Lot 10, Block 17 and Part of Fourth Street (closed by Judge's Order 8809) designated as Part 8 on Reference Plan 7R-4440.

Part of Lots 14 to 18 inclusive, Block 16 and Part of Fourth Street (closed by Judge's Order 8809) designated as Part 9 on Reference Plan 7R-4440.

Part of Lots 1 and 10, Block 17, Part of Lot 21, Block 13, Part of the 3.658

metre lane (closed by Judge's Order registered as Instrument No. MF34154), Part of Fourth Avenue (closed by By-law No. 1893 registered as Instrument No. OR14403) and Part of Fourth Street (closed by Judge's Order 8809) designated as Part 10 on Reference Plan 7R-4440.

Part of Lot 1, all of Lots 2 to 5 inclusive, Part of Lots 6 to 17 inclusive, Block 17, Part of Lots 21 to 26, inclusive, Block 13, Part of the 3.658 metre lane (closed by Judge's Order registered as Instrument No. MF34154), Part of Fourth Avenue (closed by By-law No. 1893 registered as Instrument No. OR14403) and Part of Fifth Street (closed by Judge's Order 8809) designated as Part 14 on Reference Plan 7R-4440.

All as shown on Registered Plan No. 222 and being in the Town of Orangeville in the County of Dufferin.

Secondly: Part of PIN 34022-0022 (LT)

Lots 6 to 9 inclusive, Part of Lots 5 and 14 to 18 inclusive, Block 16, Part of Lots 25 to 29 inclusive, Block 12, Part of the 3.658 metre lane (closed by Judge's Order registered as Instrument No. MF34154), Part of Fourth Avenue (closed by By-law No. 1893 registered as Instrument No. OR14403), and Part of Fourth Street (closed by Judge's Order 8809) designated as Part 2 on Reference Plan 7R-4440.

All as shown on Registered Plan No. 222 and being in the Town of Orangeville in the County of Dufferin.

The lands are located generally between Third Street and Highway No. 10 and Fourth Avenue and the Fairgrounds Shopping Centre.

3. Basis of the Amendment

The amendment will implement Council's approval of the Official Plan Amendment on December 10, 2001, to facilitate the development of the lands with the expansion of the Fairgrounds Shopping Centre.

In response to applications to amend the Official Plan and Zoning By-law to permit this commercial development, Town staff prepared a comprehensive report, reviewing the details of the proposed development.

Staff are of the opinion that the proposed development is appropriate and will result in an expansion of the Fairgrounds Shopping Centre to better serve the commercial needs of the community and the Primary and Secondary Trade Areas.

PART B - THE AMENDMENT

The Official Plan for the Town of Orangeville is amended as follows:

1. Schedule "A" "Land Use Plan" is hereby amended by changing the land use designation on the subject lands to "General Commercial" in the manner shown on Schedule "A" attached hereto.
2. Schedule "A1" "Policies for Specific Areas" is hereby amended by adding the reference to Policy E8.31 and Policy E8.48 as shown on the attached Schedule "A".
3. Section E8, Policies for Specific Areas, is hereby amended by adding the following policy thereto:

"E8.48 The lands designated "General Commercial" between Highway 10 and Third Street, north of Fourth Avenue and generally south of Fifth Avenue, are suitable for major retail commercial facilities in the form of a shopping centre.

The specific floor area restrictions applicable to these various uses shall be established in the implementing zoning by-law applicable to the site.

Such development shall be subject to holding provisions, which are also to be contained in the implementing zoning by-law. The holding provisions shall be removed when Council is satisfied that the following requirements have been met for the development or any portion of the development:

- a) a site plan has been submitted and approved for the development for which there is an application to remove the "holding" symbol;
- b) for any development of the subject lands resulting in the aggregate size of the development on the subject lands exceeding 465 m² of gross floor area, adequate transportation capacity is available or will be available to accommodate the proposed uses in the development or portion thereof for which an application is made to remove the "holding" symbol; and,
- c) there is sufficient water supply and sewage treatment capacity available to service the development."

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 77



LANDS TO BE
REDESIGNATED FROM
INDUSTRIAL TO
GENERAL COMMERCIAL

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